

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular Meeting January 21, 2010 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote  
Vice Chairman Baldelli  
Commissioner Albert Brien  
Commissioner Gerard Frappier  
Commissioner David Lahousse  
Commissioner Gerard Remillard

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Commissioner Normand Laliberte –Arrived at 4:02  
Attorney Howard Croll  
Attorney Joseph Rodio  
Attorney Michael Murphy

-----

- 1A Good and Welfare for the Audience
2. Good and Welfare for Commissioners

There was no discussion.

- 3a. Chairwoman Cote asks for a motion to approve the Minutes for the meeting of December 17, 2009. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier

Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

-----

- 3b. Chairwoman Cote asks for a motion to approve the supplemental Minutes for the regular meeting of August 20, 2009. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien -PASS  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

-----

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of December 2009. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

-----

5. Communications and Interest of the Authority.

Chairwoman Cote asked for a motion to receive and place on file, Items A-G. A motion was made by Commissioner Laliberte. The motion and was seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

-----

6. Report of the Secretary

A. Executive Director’s Report

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Remillard.

The Director submits his report as written highlighting that the Fontaine Agency did drive-by inspections of the scattered sites and prepared rough appraisals of what the properties might sell for. For the most part, the Director was disappointed with the values. Some he expected \$60k - \$70k per unit were valued at only \$40k per unit. Because of this interpretation, the estimates were faxed to HUD Boston to Division Director Bill Blanchette who asked us the WHA to get an appraiser to provide an Income Capitalization Appraisal. This bid has been advertised until February 9<sup>th</sup>. There is a possibility that the Board will decide to wait to sell the properties, or to sell them piecemeal. The Director does not believe that HUD will allow the WHA to sell the properties at such low prices which would allow a developer to purchase the properties. The Director does not believe that Boston HUD can say do not sell since the SAC has said yes. The Deputy Director agreed and reiterated that this is a business decision and if it is not financially feasible to sell, we will not. The Director said the WHA is ready to go forward as far as the current residents and the S8 certificates are concerned, as long as it will be profitable and we will realize a profit with which we could renovate some of our other properties.

The Director stated that the 2009 year will close with a surplus which will enable the WHA to do some overdue electrical upgrades.

The Director stated that an employee has requested a leave of absence to travel to Haiti to help out there for a month. He commended the employee and said he is inclined to grant the leave, which would be unpaid time, or covered by vacation or personal time.

Commissioner Frappier asked why the WHA would not grant paid leave for such a commendable action. The Director said it could be put on the agenda for next month's meeting.

Vice-Chairman Baldelli asked if there has been any response to the ad for appraisal work, and how that applies to the work that has already been done. The Deputy Director replies that there were appraisals done two years ago that are no longer relevant. He says one person has responded to the ad. Vice Chairman Baldelli expresses surprise that given this market, there has only been one response to the ad. Vice Chairman asks if there are sufficient vouchers available for the 51 scattered sites and the Director responds that the HUD office is holding the 51 vouchers pending the new appraisal values. The Director also says that the first appraisal came from Albert Brien a couple of years ago, but today it is a different market. The total value now is \$2 million, so there has been at least a 50% reduction from when the WHA originally applied to the SAC. Without the money from these sales, we cannot do some of the work that we want to do. Commissioner Laliberte asks why the WHA cannot market the scattered sites at the price we are looking for. The Director says Mr. Fontaine thinks the \$40k estimates are accurate.

Vice-Chairman Baldelli asks what HUD's opinion is of what we plan to do at Bourdon Blvd. The Director states that HUD is on board with our plans. SAC has requested additional info which we are in the process of providing.

Commissioner Brien addresses a cash flow analysis and marketing the scattered sites separately, the cash flow currently generated by the properties and the taxes on multi-family properties. The Deputy Director explains how, if properly managed, these properties could become a tax shelter. The Executive Director adds that the 51 Section 8 vouchers are the enticement to buying these properties.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote

Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

#### B. Report of the Deputy Director

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Frappier.

The Deputy submitted his report as written highlighting bids for compactors for the hi-rises, overhead electric, capitalization appraisals and bathroom renovations, all due in next month.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

#### B. Reports of Direct Staff, Legal and Financial

Chairwoman Cote asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Frappier.

Commissioner Lahousse questioned the aging reports at Morin Heights and Veteran’s Memorial. Deputy Speel addressed the question explaining that many tenants have an income that they are not reporting. By the time it is detected, often the tenant has run up several thousand dollars in debt. The Deputy also addressed the Fair Credit Reporting Act, and a debit card system, and how we might be able to do business smarter. The Executive Director commented on the unsettled staff at one of the family developments and how having stabilized that staff should improve the receivables.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

Commissioner Laliberte makes a motion to reopen the previous discussion, and Vice-Chairman Baldelli seconds.

A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

Commissioner Brien questions the aged receivables report at Morin Heights vs. Veteran’s Memorial, the former being twice as much as at the latter. Is that because the rent is double? The overall rent is higher because there are more tenants working at Morin Heights.

8. Unfinished Business

9. New Business

A. Approval of hourly increase for part-time Security Department personnel. A motion was made by Commissioner Frappier and seconded by Vice-Chairman Baldelli.

Vice-Chairman Baldelli stated that the wage increase is long overdue to address the constant turnover in the department. Commissioner Brien addressed the difficulty we have had in retaining security personnel and will support this increase, though he still thinks it is inadequate. The Executive Director cautioned about increasing the entry wage in consideration of Union contract entry wages.

Commissioner Lahousse commented that at the seminar he attended in DC, they specifically said that commissioners should not be getting involved with salary and personnel issues. The Executive Director agreed but said it has always been this way at the WHA to keep the Board informed.

Chairwoman Cote added that some in the security department do a better job than others, do more of the job, and that they should be compensated more than others. The Vice-Chairman commented that is a management problem. Commissioner Laliberte and Commissioner Frappier agreed that all officers should be held to the same standards. The Director explained the difference between foot patrols and vehicle patrols. Commissioner Laliberte also raised the issue of ranking the officers.

Vice-Chairman Baldelli commented that the discussion was not related to the vote in question and asked for a vote.

A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote - Abstain  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

B. Approval of Resolution #1062 amending the Board of Commissioners’ bylaws to move the Annual Meeting from the 3<sup>rd</sup> Thursday in March to the 3<sup>rd</sup> Thursday in April, effective 2010 and going forward. A motion was made by Vice-Chairman Baldelli and Commissioner Laliberte.

Vice-Chairman Baldelli commented that he asked the Executive Director to put this item on the agenda so that he can be present for the reorganization meeting every year.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli

Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

C. Chairwoman Cote asked for a motion to approve the 2010 Board of Commissioners' 2010 Monthly Meeting Schedule. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

D. Chairwoman Cote asked for a motion to approve the 2010 Operating Budget. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Laliberte.

Finance Director Mariano made brief comments about the 2009 year ending figures and the projects planned for 2010. Commissioner Brien asked where the funds were and about the earned interest. Director Mariano responded and assured the Board that the funds are fully insured.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote - Abstain  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard



#### 9a. Executive Session

Chairwoman Cote asked for a motion to go into Executive Session. Attorney Croll indicated that he has had conversation with the Attorney General's office regarding a similar matter, and before the Board goes into Executive Session, the person requesting to go into Executive Session should present a detained outline of what is to be discussed to Attorney Croll. Attorney Croll will then make a determination as to whether or not we should seek an opinion from the Attorney General's office as to whether or not it warrants an Executive Session, based on that outline. Vice Chairman Baldelli asked absent the outline, could the Board go into Executive Session. Attorney Croll said they could, but he was advising them not to.

Commissioner Laliberte makes a motion to table the issue. Commissioner Lahousse seconds the motion. Commissioner Brien begins some discussion about "potential litigation" and Attorney Croll asks him to cease the discussion until an outline with specifics is submitted for an opinion. Commissioner Brien states that if we exempt every issue that is "potentially" litigious, then we could have all of our conversations in Executive Session because how do we know that a situation is not "potentially" litigious. Attorney Croll again asks for a detailed outline.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

#### AYES

Chairwoman Cote  
Vice Chairman Baldelli  
Commissioner Brien  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Remillard

#### NAYS

#### 10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Frappier, seconded by Commissioner Laliberte at 5:05 p.m.

Roll call vote was unanimous.

---

Robert Kulik, Executive Director